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0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

696,300 / 696,300

USE VALUE:

696,300 / 696,300

ASSESSED:

696,300 / 696,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25-27		PINE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	DESHPANDE MUGDHA RAVINDRA	Unit #:	2
Owner 2:	BANERJEE AREEN		
Owner 3:			

Street 1: 25 -27 PINE ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	LINCOLN FREDRIC B & -
Owner 2:	SOMERS MATTHEW L -

Street 1: 25 -27 PINE ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1791 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7758												G7	1.			

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	696,300			696,300		
Total Card	0.000	696,300			696,300	Entered Lot Size	
Total Parcel	0.000	696,300			696,300	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	388.78	/Parcel: 388.7	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	685,900	0	.	.	685,900	685,900 Year End Roll
2019	102	FV	610,300	0	.	.	610,300	610,300 Year End Roll
2018	102	FV	536,700	0	.	.	536,700	536,700 Year End Roll
2017	102	FV	489,700	0	.	.	489,700	489,700 Year End Roll
2016	102	FV	548,400	0	.	.	548,400	548,400 Year End
2015	102	FV	499,500	0	.	.	499,500	499,500 Year End Roll
2014	102	FV	477,300	0	.	.	477,300	477,300 Year End Roll
2013	102	FV	472,300	0	.	.	472,300	472,300

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
LINCOLN FREDRIC	75600-513	2	9/14/2020		663,000	No	No			
NUGENT NIALL/PE	46591-539		12/2/2005		504,000	No	No			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2017	286	Insulate	2,700	C				
11/30/2016	1486	Fireplac	6,238	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/21/2018	Measured	DGM	D Mann
3/27/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 99 - Condo Conv	2	Rating: Very Good		A Bath:	Rating:															
Sty Ht: 1H - 1 & 1/2 Sty				3/4 Bath:	Rating:															
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:															
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:															
Frame: 1 - Wood				A HBth:	Rating:															
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:															
Sec Wall:	%			<b>OTHER FEATURES</b>																
Roof Struct: 1 - Gable				Kits: 1	Rating: Very Good															
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:															
Color: GRAY				Frl:	Rating:															
View / Desir:				WSFlue:	Rating:															
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>																
Grade: C+ - Average (+)				Location:																
Year Blt: 1926	Eff Yr Blt:			Total Units:																
Alt LUC:	Alt %:			Floor: M - Multi-Level																
Jurisdct: G7	Fact: .			% Own: 51.000000000																
Const Mod:				Name:																
Lump Sum Adj:				<b>DEPRECIATION</b>																
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %															
Prim Int Wall: 2 - Plaster				Functional:		%														
Sec Int Wall:	%			Economic:		%														
Partition: T - Typical				Special:		%														
Prim Floors: 3 - Hardwood				Override:		%														
Sec Floors:	%			Total:	4.6 %															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																
Subfloor:				Basic \$ / SQ: 295.00																
Bsmnt Gar:				Size Adj.: 1.23626471																
Electric: 3 - Typical				Const Adj.: 0.98990101																
Insulation: 2 - Typical				Adj \$ / SQ: 361.015																
Int vs Ext: S				Other Features: 90629																
Heat Fuel: 2 - Gas				Grade Factor: 1.10																
Heat Type: 1 - Forced H/Air				NBHD Inf: 0.89999998																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100	% AC: 100			LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 729835																
% Com Wall	% Sprinkled:			Depreciation: 33572																
				Deprecated Total: 696262																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 089.A-0001-0002.0										<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
																	<b>AssessPro Patriot Properties, Inc</b>			
More: N				Total Yard Items:				Total Special Features:				Total:								